

TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
Stateline, Nevada 89449-5310
Phone: (775) 588-4547
www.trpa.org

COUNTY OF PLACER – Comm. Dev. Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Phone: (530) 745-3132
www.placer.ca.gov/planning

This notice is being issued jointly by the County of Placer, California (Placer County) and the Tahoe Regional Planning Agency (TRPA) and meets CEQA and TRPA noticing requirements for a Notice of Preparation.

NOTICE OF PREPARATION

To: California State Clearinghouse
Nevada State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations
Affected Property Owners (within 300 feet of the proposed Homewood Mountain Resort boundaries)

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the Homewood Mountain Resort Master Plan Project, 5154 West Lake Boulevard, Placer County, Homewood, California.

Lead Agencies:

Tahoe Regional Planning Agency	County of Placer
P.O. Box 5310	Community Development Resource Agency
128 Market Street	Environmental Coordination Services
Stateline, NV 89448	3091 County Center Drive, Suite 190
Contact: David Landry, Project Manager	Auburn, CA 95603
Phone: (775) 588-4547, ext. 214	Contact: Maywan Krach, Community Development Technician
Fax: (775) 588-4527	Phone: (530) 745-3132
Email: dlandry@trpa.org	Fax: (530) 745-3003
	Email: cdraecs@placer.ca.gov

Project Title: Homewood Mountain Resort Master Plan (HMR Master Plan)

Project Applicant: Homewood Village Resorts, LLC

Public Scoping:

The County of Placer (Placer County) and the Tahoe Regional Planning Agency (TRPA) are preparing a joint EIR/EIS to inform agency decision makers about the potential environmental effects of the proposed HMR Master Plan. This joint document will serve as an EIR prepared by the County of Placer pursuant to the California Environmental Quality Act (CEQA) and an EIS prepared by TRPA pursuant to its Compact and Chapter 5 of the Code of Ordinances. This notice meets the CEQA and TRPA noticing requirements

for a Notice of Preparation (NOP). The purpose of this NOP is to inform agencies and the general public that this environmental document is being prepared for this project and to invite specific comments on its scope and content.

The views of interested persons, organizations, and agencies as to the scope and content of the information to be included and analyzed in the EIR/EIS are requested. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The project description, location, alternatives to be evaluated in the EIR/EIS, and potential environmental effects of the proposed project and alternatives (to the extent known) are provided below and contained in Attachment A, *Initial Study and Checklist*.

In compliance with the time limits mandated by TRPA and CEQA, responses should be sent at the earliest possible date, but not later than by **October 2, 2008** to the TRPA or Placer County contact person listed above. If you represent a public agency, private firm or other entity, please indicate a contact person on your response. Duplicate responses to both lead agencies are not required.

In addition to the opportunity to submit written comments, public scoping meetings are being conducted to provide an opportunity to learn more about the proposed project and to express oral comments about the content of the EIR/EIS. The scoping meetings will be held at the following times and locations:

Wednesday, September 10, 2008
Meeting Begins at 9:30 AM
TRPA Advisory Planning Commission
TRPA Board Rooms
128 Market Street
Stateline, NV 89449

Tuesday, September 23, 2008
4:00 PM to 6:00 PM
Public Scoping Workshop
Granlibakken Resort
725 Granlibakken Road
Tahoe City, CA 96145

Signature: _____

Date: August 29, 2008

David Landry, Environmental Review Services, TRPA

Signature: _____

Date: August 28, 2008

Gina Langford, Community Development Resource Agency, Environmental Coordination, Placer County

Summary:

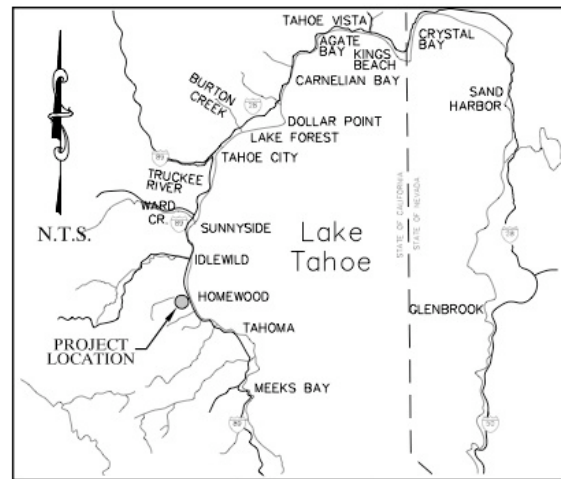
Homewood Village Resorts, LLC seeks the study and approval of the HMR Master Plan in order to develop and upgrade a mixed-use base area to the north, a residential base area to the south, and a mid-mountain lodge and support facilities. The HMR Master Plan is a mixed-use project developed under the guidelines included in TRPA Community Enhancement Program, August 2007. During the past several years, Homewood Village Resorts, LLC held a number of workshops with residents of the West Shore communities, homeowner's associations, and civil organizations with over 1,000 persons participating and providing input to the development of the HMR Master Plan concept. Additionally, Homewood Village Resorts, LLC met with TRPA and Placer County staff to discuss the concept and incorporate place-based planning and visioning input received during the preparation of TRPA's Regional Plan Update.

Project Location:

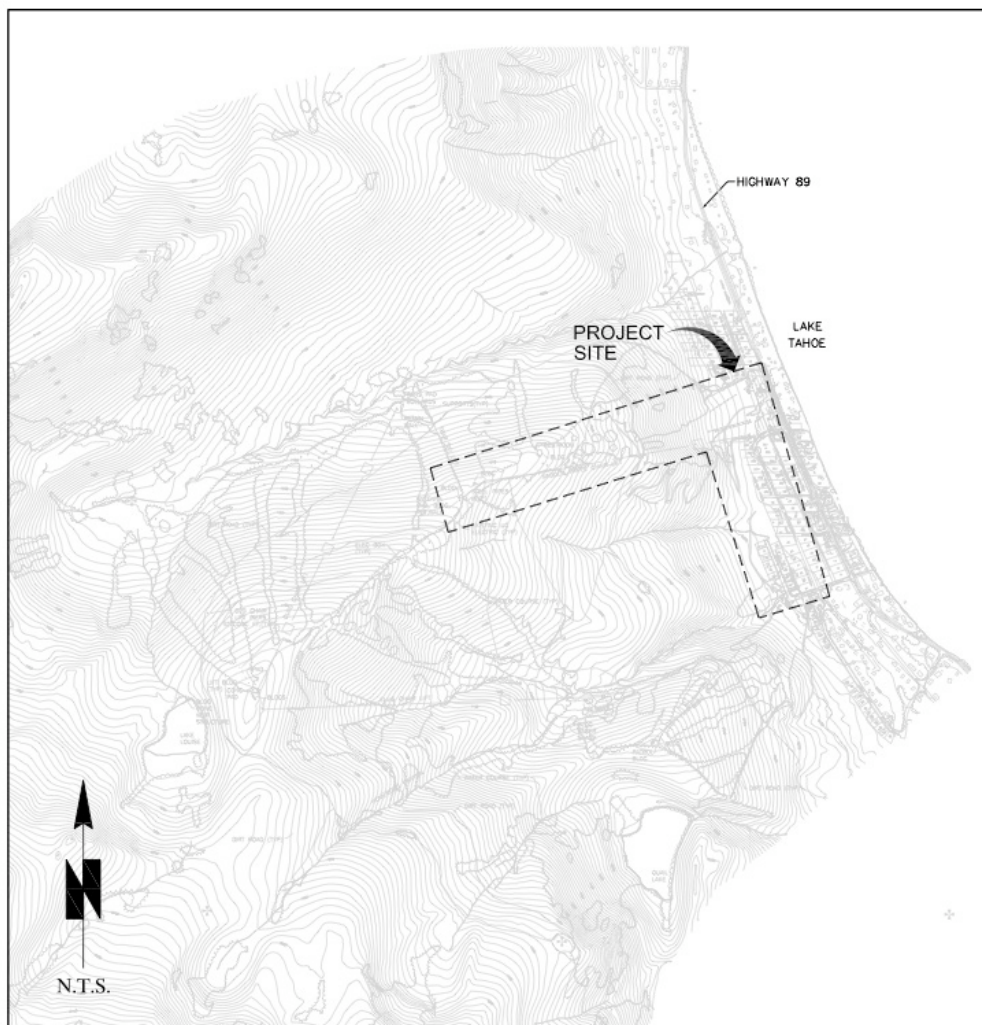
The 1,200-acre HMR Master Plan area lies in the Tahoe region of the Sierra Nevada Mountains west of Lake Tahoe and is located approximately six miles south of Tahoe City within Placer County, California. The HMR Master Plan area is bound by State Route (SR) 89 and Lake Tahoe to the east, Ellis Peak to the southwest, and Blackwood Ridge to the north. The project area is typically accessed via Interstate 80 to West Lake Boulevard (SR 89). The TRPA assessor parcel numbers for the proposed project include: 097-060-024, 097-140-003, 097-140-033 and 097-130-034. Figure 1 illustrates the extent of the project location.

Project Location Map

Figure 1



VICINITY MAP



PROJECT OBJECTIVES

The HMR Master Plan has been developed to optimize the quality of the existing winter ski experience and improve the year-round use of the site while responding to changes in technology, market trends and user preferences.

The overall density of the proposed HMR Master Plan is guided by three principles or objectives that developed as a result of extensive input from the West Shore communities. These principles include:

- Consistency with the scale and character of Homewood, California;
- Enhance the lifestyle and property values of west shore residents; and
- Generate sufficient revenues to support the proposed environmental and fire safety improvements and ensure the continued viability of the ski operations.

DETAILED PROJECT DESCRIPTION

The HMR Master Plan is a conceptual plan to redevelop a mixed-use base area to the north, a residential base area to the south, and a mid-mountain lodge and beginner ski area. The proposed project is shown on the mapping in Attachment B and includes the following:

North Base Area. The approximately 18-acre north base area will include up to 16 residential condominiums, up to 40 fractional ownership units, up to 30 penthouse condominium units (upper floors of the hotel), and up to 75 traditional hotel rooms. Additionally, up to 40 two-bedroom for sale condominium/hotel units (up to 20 of which will have one-room lock-offs), and up to 25,000 square feet of commercial floor space and up to 12 workforce housing units will be requested. An approximately 28,000 square foot base mountain facility will replace existing day skier services and will include food and beverage service, adult and children's ski school services, rental, shop, locker facilities, restrooms, first aid, and mountain administration and operations offices.

There will be approximately 810 parking spaces provided at the North Base, including approximately 300 day use parking spaces in a three-level parking structure, approximately 60 limited surface parking spaces at the retail and skier drop off area, and around 450 underground parking spaces directly below the building foot print of the hotel and skier services facility. The commercial floor space and workforce housing are designed to front the residential neighborhood and a day skier parking structure.

The up to 75 room hotel/lodge will be a high quality boutique-style hotel, coupled with high level amenities to attract guests. The boutique-style hotel rooms will be combined with up to 40 proposed two-

bedroom condominium/hotel units (up to 20 with one-room lock-offs). The condominium/hotel units will be individually owned and owners will be offered full services.

The top floor of the hotel/lodge building will include approximately 30 individually owned, penthouse condominium units. The lodge will also include a full service restaurant and a spa and fitness facility. In addition to the lodge building, another 16 residential condominiums and up to 40 fractional ownership units will be spread between 1, 2 and 3-story buildings throughout the north base. Some of these units will be located in mixed-use buildings above the village retail space.

Also proposed are 12 workforce housing apartments with two bedrooms each with the ability to sleep up to four employees in each apartment unit.

The north base proposal has been accepted into and will be designed under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) for Neighborhood Pilot Program.

South Base Area. The approximately 6-acre south base area will include up to 99 residential condominiums. The residential condominiums will be spread throughout the south base area in four buildings that will not exceed three stories. The residential units will replace the current children's facilities, ski school and day lodge buildings. Additionally, a rubber tire vehicle maintenance facility will replace the existing full vehicle shop/maintenance facility with all snow based equipment being relocated to a new mid-mountain located facility.

All existing South Base day-skier access will be relocated to the North Base to reinforce the sense of a neighborhood residential area. There will be up to 177 underground parking spaces located directly below the residential footprints, which utilizes the excavation required for the building foundations and allows for more pervious landscape surfaces around the buildings in lieu of surface parking.

The south base will be transformed into a mini village to serve existing area residents and new homeowners and although not part of the LEED pilot program will be designed using the LEED criteria as a template. During peak seasons, the area will include a restaurant in one of the residential buildings that will also be restricted to south base residents.

Between North and South Base Areas. Above Sacramento Road there is a 2.5-acre Planned Development lot where 11 single-family building envelopes will be developed by Homewood Village Resorts, LLC. The street will terminate at the single-family area and will be used by only the seven existing homes and the 11 new residents.

Mid-Mountain: The mid-mountain will include: a new approximately 15,000 square foot day-use lodge with a gondola terminal; a new learn to ski lift; a food & beverage facility with outdoor dining; small sundry outlet; and an outdoor swimming facility for use during the summer months. The new mid-mountain lodge replaces the white tent structure and the existing concrete foundation located near the mid-mountain. As part of the new development, the existing composting toilet/restroom will be removed and replaced with connection to public sewer system as required by Placer County Health and Human Services Department. The snow based vehicle shop/maintenance facility (coverage relocated from the south base area) will be relocated to the mid-mountain. Two water storage tanks will also be located at mid-mountain above the vehicle shop/maintenance facility.

Accessory buildings. Several small accessory buildings will be associated with snowmaking operations (e.g., new/updated pump houses) and micro-hydro generation. There will be retaining walls and slope stabilization associated with various buildings. All buildings are designed to minimize cut and fill slopes and overall impacts.

Roads. On-site roads that are not decommissioned and restored will be used for mountain operations during summer. The private extension of Tahoe Ski Bowl Way may be used year round. Off-site roads to be evaluated for improvements include SR89, Silver, Fawn, Sacramento, and Tahoe Ski Bowl Way. Per County standards, roadways plans shall include appropriate street improvements (e.g., existing pavement limits and proposed), existing and proposed right-of-way, and any necessary measures (e.g., drainage facilities, cut and fill slopes, street cross sections)

Utilities. Power lines (32 KV or less) will be installed underground within the project area and along the SR 89 corridor. An overhead power utility corridor currently exists, and will be utilized for future sub-surface placement of electric power, in collaboration with Sierra Pacific Power Company. HMR will participate in the funding for planning and construction of the sub-surface electric lines within the proposed development boundary.

Linkages, etc. The project will integrate a TCPUD bike path into the North Base area. A proposed 8-passenger gondola will bring guests up to the mid-mountain area. The existing TART stops will be furnished with shelters, and proposed dial-a-ride, shuttle, and water taxi services will expand alternative transportation options to reduce vehicle miles traveled (VMTs). Offsite improvements necessary to mitigate identified impacts, if any, will also be included in the environmental analysis.

People at One Time (PAOT). TRPA requires an allocation of PAOTs for expansion of ski areas that include increased uphill lift capacity. At present, HMR does not expect to increase uphill lift capacity.

However, as options for transporting skiers to and around the mountain are evaluated, it may be necessary to increase uphill capacity to improve skier flow on the mountain. Should increased lift capacity be proposed, a PAOT allocation would be required for the Master Plan.

Additional Recreation. A new outdoor amphitheater is proposed for hosting outdoor concert events and will serve as the permanent home of the Lake Tahoe Music Festival. A cross-country ski connection, which is an extension of the old Olympic course, is proposed. Other recreational opportunities include existing downhill skiing and snowboarding, fishing, and walking trails. Proposed recreation includes ice skating, a community swimming pool, biking, and an antique miniature golf course during the summer months where the ice pond is located.

Restoration and Water Quality. Water quality improvements will be coordinated with Caltrans water quality improvements and Placer County Homewood Erosion Control Project to treat runoff from SR 89, local streets, and HMR. HMR is exploring the potential for reuse of this treated water. Homewood creek, which is currently collected and piped under the north-south extension of Tahoe Ski Bowl Way will be day-lighted and riparian habitat restored. The current conceptual plan includes removal of the culvert, widening of the overall stream cross-section and increasing flow length through incorporation of additional meanders within the stream channel. A bridge will be used to cross the stream while allowing for maximum stream function. Native vegetation will be used exclusively and will mimic the species composition currently in place in the undisturbed portions of the creek.

Up to 500,000 square feet of existing coverage is planned to receive BMP retrofits and water quality improvements. State grant monies in the amount of \$650,000 have been awarded to Homewood to study potential mitigation measures for reducing sediment runoff in the Homewood watersheds. The monies will be used to continue the on-mountain restoration and revegetation projects. Approximately 50,000 square feet of restoration and revegetation work is planned for the summer of 2008.

Alternative Transportation Plan. The Alternative Transportation Plan, one of a series of transportation strategies, is planned to include the year-round, winter and summer program elements. These elements are listed below.

Year-Round

- Extension of West Shore Bike Trail
- Employee Shuttle Bus
- Employee Public Bus Transit Fares
- Scheduled Shuttle Service

- North Base-South Base Shuttle Service
- Electric/Hybrid Car Rental Service
- Free “Bicycle Share” Service

Winter Program

- Winter West shore Dial-a-Ride Service
- Skier Intercept Shuttle Service

Summer Program

- Water Taxi Service
- Summer West Shore Dial-A-Ride Service

Additional transportation strategies of the HMR Master Plan include:

- Intercept Existing Vehicle Trips
- Accommodate Summer Boat Trailer Parking on Skier Lots
- Day Skier Parking Control
- Transportation Information Exchange
- Partnering to Achieve Regional Transportation Solutions

Land Coverage. Homewood Mountain has over 1,780,000 square feet of TRPA verified existing land coverage. Over 400,000 square feet of this coverage is hard coverage associated with parking and ski facilities, lodges, etc., while the balance represents roads and trails on the mountain. In 2006 and 2007, HMR restored approximately 100,000 square feet of roads and trails on the mountain and plans to continue to restore unnecessary roads and trails. A significant percentage of this restored coverage will be permanently retired. The balance will be banked for possible use on the resort, or transfer to desirable uses as permitted by the TRPA Code of Ordinances.

Reservation of Commodities. Homewood has requested that up to 25,000 square feet of commercial floor space, 50 tourist accommodation bonus units (TABU) and 12 multi-residential bonus units (MRBU) be reserved by TRPA under the Community Enhancement Program for implementation of the proposed Master Plan.

Environmental Improvement Project (EIP). EIP implementation includes, but is not limited to Project Number 632 (Homewood Ski Area Master Plan), Project Number 86 (Scenic Roadway Unit 11-Homewood), and Project number 775 (Homewood Area Pedestrian Facilities) and participation in Project Number 855 (“Y” Realignment).

Code/Plan Amendments. TRPA will require a Code of Ordinance Amendment for height and density. TRPA and Placer County will require Plan Area Amendments for plan area boundaries, allowable uses, height and density, and special policies.

POTENTIAL ALTERNATIVES

Project Scoping is conducted to develop the scope and content of the information to be included and analyzed in the EIR/EIS. TRPA Code of Ordinances Subsection 5.8.A(2) requires that an EIS study, develop and describe appropriate alternatives to recommended courses of action for any project that involves unresolved conflicts concerning alternative uses of available resources. Alternatives for evaluation in the EIR/EIS will be developed in consultation with Placer County and TRPA staff based on input received from the members of the TRPA Advisory Planning Commission and general public.

Potential alternatives to the project may include, but not be limited to, the following:

- No Action: No redevelopment of the existing site would occur. The project site would retain existing conditions with the requirement that BMPs be installed.
- No Code or Plan Amendments for Building Height or Density: Uses consistent with existing height and density restrictions would be developed.
- Modified Mix of Uses: A mixed-use Master Plan with an alternative mix of uses or numbers of residential units, commercial, or ski resort uses.

In addition to the list of alternatives above, there is a potential that the proposed HMR Master Plan site plan above may have to be modified based on potential land capability conflicts. The results from soil borings taken in the existing gravel lot located at the north base indicate that a portion of the gravel lot may be Stream Environment Zone (SEZ). If the TRPA land capability verification process concludes that the area of concern is SEZ, the HMR Master Plan facilities located in the affected area would have to be relocated to avoid the mapped SEZ and its setbacks. A revised site plan to show the potential HMR Master Plan change for the affected area will be available online (www.trpa.org) and at the public scoping meetings listed on page 2 of this document.

LAND USES (TRPA PLAN AREAS, PLACER COUNTY ZONING, ETC.)

Currently, the project area is exclusively used for a ski operation along with its accessory food & beverage and rental/retail uses. Seasonal summer uses such as wedding receptions, concerts and farmers markets and other special uses have occurred on an annual basis. The majority of the resort is located in

TRPA Plan Area Statement (PAS) 157 “Homewood/Ski Homewood Area.” A portion of the project area is located in TRPA PAS 158 “McKinney Tract”. The Placer County General Plan Land Use Classification is Recreation with a Mitigation Management Strategy. The Placer County West Shore Area General Plan also addresses appropriate development within TRPA Plan Areas 157 and 158. The surrounding land uses are predominantly Residential with the remaining uses being largely Commercial/Tourist. Both of these land use designations are typically concentrated along the adjacent SR 89 corridor. Since the project area is best characterized as a “mountain,” the topography has a wide-range of values, although the actual project (proposed development) areas range from reasonably flat (1 to 10%) upwards to slopes equal to or less than 30%. Special features onsite include, but are not limited to, Watersheds (Homewood Mountain contains all or a portion of 3 watersheds), Lakes (Quail Lake and more than half of Lake Louis), and Mixed-Conifer forests.

POTENTIAL ENVIRONMENTAL EFFECTS

Potential environmental effects associated with the Proposed Project are disclosed in the *Initial Study and Checklist* prepared by Placer County (Attachment A). All environmental effects and potential impacts will be explored further during project scoping and during preparation of the EIR/EIS. In addition to the environmental effects outlined in the attached Initial Study and Checklist, the EIR/EIS will also evaluate cumulative effects and attainment of the TRPA Environmental Threshold Carrying Capacities.

Cumulative Effects. The EIR/EIS will identify and describe recently approved and reasonably anticipated projects in the Homewood area and vicinity of the proposed project or alternatives (e.g., USDA Forest Service projects and other development projects located on the north shore), and region-wide planning efforts currently underway (e.g., Pathway 2007, the total maximum daily load requirements for Lake Tahoe). The EIR/EIS will evaluate the combined effects of these activities with related impacts of the project or project alternatives. This Chapter will also include a discussion of potential project impacts on global climate change.

TRPA Threshold Carrying Capacities. The EIR/EIS will include assessment of the project’s compliance with and contribution to the attainment of threshold carrying capacities adopted by TRPA.

INTENDED USES OF THE EIR/EIS

Placer County and TRPA will use this EIR/EIS to disclose potential environmental effects, and mitigation measures and alternatives that may reduce the significance of potential effects, when considering the project or alternatives for approval. State responsible and trustee agencies and federal cooperating agencies may also use this EIR/EIS, as needed, for subsequent discretionary actions. Information provided in the EIR/EIS will also be used by agencies in their permitting process, including but not limited to: TRPA and Placer County construction permits, Placer County and Caltrans encroachment permits, Lahontan Regional Water Quality Control Board National Pollutant Discharge Elimination System and 401 wetland certification permits, California Department of Fish and Game Streambed Alteration Agreements, and U.S. Army Corps of Engineers wetland permits.

ATTACHMENT A

**PLACER COUNTY INITIAL STUDY AND
CHECKLIST**



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Homewood Mountain Resort Master Plan	Plus# PSUB T20070812
Entitlements: Major Subdivision, Conditional Use Permit, Design Review	
Site Area: 1,200 acres	APN: 097-060-024, 097-140-003, 097-140-033, 097-130-034
Location: The project site is located approximately six miles south of Tahoe City within Placer County and is accessed off West Lake Boulevard (State Route 89) in the West Lake Tahoe Area.	
Project Description: The applicant is requesting approval of a Minor Use Permit, Tentative Subdivision Map, Plan Amendment*, and Design Review to develop the following:	
A. Mixed-use base area (North), a residential base area (South), and a mid-mountain lodge	
1. Up to 16 Residential Condos, up to 40 fractional ownership units, up to 30 Penthouse Condo Units (Upper Floors of Hotel), up to 75 Traditional Hotel Rooms, up to 40 two-bedroom for sale Condo-Hotel Units on the 18+ acre North Base lot (parcel 10). This lot will also be requesting up to 25,000 s.f. of CFA and 12 workforce/employee housing units, and 28,000 square foot base mountain facility (skier services)	
2. Up to 99 Residential Condos on the 6+ acre South Base lot (parcel 15 & portion parcel 11)	
3. 11 Single Family Building Envelopes on the 2.5 acre Planned Development lot above Sacramento Road (portion parcel 6)	
4. The mid-mountain will include a new 15,000+/- s.f. day lodge with a gondola terminal, food & beverage facility, outdoor dining, small sundry outlet, and an outdoor swimming facility for use during the summer months. The new mid-mountain lodge replaces the white tent structure and the existing concrete foundation located near the mid-mountain.	
B. +/- 810 parking spaces provided at North Base (includes structured, limited surface, and underground	

- parking), and +/- 177 parking spaces at South Base (all underground)
- C. Structures included in development – refer to “A” above. There will also be a small rubber tire maintenance facility at the South Base and a full vehicle shop/maintenance facility located at the mid-mountain. Other small accessory buildings will be associated with snow-making (new/updated pump houses), micro-hydro generation, etc. There are plans for two water storage tanks above the mid-mountain maintenance facility. There will be retaining walls associated with various buildings - designed to minimize cut slopes and overall impacts
 - D. Project proposes to deconstruct all existing structures at base areas as well as mid-mountain (Placer County Museums has been contacted). On-site roads that are not restored will be used for mountain operations seasonally (possibly one year-round private extension of Tahoe Ski Bowl Way). Off-site roads being evaluated are SR89, Silver, Fawn, Sacramento, and Tahoe Ski Bowl Way
 - E. TCPUD Bike Path – will be incorporated into the North Base layout. Final location has not been determined
 - F. Outdoor concert events – permanent home of Lake Tahoe Music Festival at a new outdoor amphitheatre
 - G. Cross country ski connection – extension of old Olympic course(s) onto Homewood Mountain property

***Plan Amendments required:** TRPA will require a Code of Ordinance Amendment for height and density. TRPA and Placer County will require Plan Area Amendments for plan area boundaries, allowable uses, height and density, and special policies.

Project Site:

- o Currently, the property is exclusively used for a ski operation along with its accessory food & beverage and rental/retail uses. Seasonal summer uses have also been renewed (wedding receptions, concerts, farmers market). The property is zoned Plan Area Statement (PAS)-157 “Homewood/Ski Homewood Area” and the General Plan Land Use Classification is Recreation (Management Strategy = Mitigation).
- o Surrounding land uses are predominantly Residential with the remaining uses being largely Commercial/Tourist. Both of these land use designations typically are concentrated along the State Route 89 corridor.
- o Since the property is best characterized as a “mountain,” the topography has a wide-range of values, although the actual project (proposed development) areas range from reasonably flat (1 to 10%) upwards to slopes equal to or less than 30%
- o Special features onsite include, but aren't limited to, Watersheds (Homewood Mountain contains all or a portion of 3 watersheds), Lakes (Quail Lake and more than half of Lake Louis), and Mixed-Conifer forests

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	PAS 157 - Homewood (Recreation), PAS 158 – McKinney Tract (Residential), and PAS 159 - Homewood/Commercial (Tourist)	Placer County West Shore Area General Plan and TRPA Plan Area Guidance	Ski Resort, Parking Area, and Residential
North	PAS 160 – Homewood/Residential	TRPA Plan Area Guidance	Residential and Undeveloped
South	PAS 152- McKinney Lake (Conservation) and PAS 156 – Chambers Landing (Residential)	TRPA Plan Area Guidance	Maritime Museum, Residential, and Undeveloped
East	PAS 158 – McKinney Tract (Residential) and PAS 159 - Homewood/Commercial	TRPA Plan Area Guidance	Timeshares and Residential
West	PAS 157 Homewood (Recreation)	TRPA Plan Area Guidance	Undeveloped

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and

the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

➔ Placer County General Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)	X			
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)	X			
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)	X			
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)	X			

Discussion- All Items:

The applicant has provided photographic simulations of the proposed project that primarily contemplate visual impacts as viewed from Lake Tahoe. Staff is also concerned with visual impacts of the project as viewed from State Route 89 and other surrounding properties. No mitigation measures have been proposed by the applicant, with the exception of mention that a landscape plan will be presented at a later date. This project may result in an impact upon existing scenic vistas, particularly as viewed from Lake Tahoe and State Route 89. This project has the potential to adversely impact the visual character of the site depending upon the building design, locations, materials, lighting and landscaping. These impacts will be discussed and further evaluated in the EIR for this project.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The proposed project is located within a zoning designation that envisions ski resort development. To a certain extent, tree removal is expected to allow for this type of development. The project area is not designated for agricultural use, thus this project will not result in an impact upon these resources.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)	X			
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)	X			
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)	X			
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)	X			
5. Create objectionable odors affecting a substantial number of people? (APCD)	X			

Discussion- Item III-1:

Depending on the preliminary project analysis, the air quality impacts resulting from the proposed project may result in a cumulatively considerable net increase in the region and conflict with the objectives in Placer County Air Quality Plan to attain the federal and state ambient air quality standards. This potential will be evaluated and discussed in the EIR.

Discussion- Items III-2,3:

This proposed project is located in the Lake Tahoe Air Basin portion of Placer County. This area is designated as non-attainment for the state particulate matter standard. Depending on the project analysis, the air pollution emissions generated from the proposed project will exceed the Placer County Air Pollution Control District (District's) threshold for ozone precursors and particulate matters. The exceedance may result a cumulatively considerable net increase to the Lake Tahoe air basin. The detailed air quality impacts will be evaluated and discussed in the EIR.

Discussion- Items III-4,5:

Based upon the preliminary project analysis, the project may potential expose nearby residents to substantial pollutant concentrations, or create objectionable odors. However, this potential will be mitigated to the less than significant result and will be evaluated and discussed in the EIR.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)	X			

3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)	X			
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)	X			
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)	X			
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	X			
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	X			

Discussion- Item IV-1:

The project submittal includes a number of reports from Sue Fox, Principal Biologist for Wildlife Resource Consultants which were a result on surveys conducted on August 3, and 10, 2007. These reports include remote camera surveys for furbearers (e.g. pine martens), the results of a survey for spotted owls, a survey of northern goshawk (*Accipiter gentilis*), willow flycatcher (*Epidonax traillii*), osprey (*Pandion haliaetus*), amphibians, and bats. Also included were the results of the protocol surveys for northern goshawk, spotted owl, osprey, willow flycatcher, mountain yellow-legged frog, bats, and fur bearers such as pine martens. These results indicated the only species detected during the surveys were pine marten and osprey.

Discussion- Items IV-2,4,5,6:

The project has identified areas of Stream Environment Zone (SEZ). Due to the limitations for development in these zones imposed by the Tahoe Regional Planning Agency (TRPA), no development will be allowed to occur in these areas. The applicant is preparing to process an appeal to TRPA of the SEZ delineation for this site. The results of this may impact the development that is to occur near these SEZs.

The project has the potential to result in an increase in run off into the creeks on the site and ultimately into Lake Tahoe as a result of new impervious surfaces. The impacts of this runoff and its potential impact upon the habitat of fish and wildlife species will be further evaluated in the EIR prepared for this project. Additionally, the project description includes a proposal to daylight a creek on the site. The impacts to wildlife and fish migratory patterns will need to be evaluated in the EIR.

A study will need to be conducted that identifies any wetlands on the site, as defined by Section 404 of the Clean Water Act. Any potential impacts of this project upon the wetlands identified will need to be evaluated in the EIR.

Discussion- Item IV-3:

No oak woodlands are located in proximity to the project site and therefore it will not have an impact on their communities.

Discussion- Items IV-7,8:

The proposed project will result in a substantial amount of tree removal (approximately 452 trees) Accordingly the impacts of this removal will be better defined and addressed in the EIR that will be prepared for this project.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- All Items:

The supplemental material submitted by the applicant contains a report from Susan Lindstrom, Ph.D., Archeological Consultant which indicates that there is a low likelihood to discover cultural resources on the subject property. No mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)	X			
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	X			
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)	X			
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)	X			

9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X
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Discussion- Items VI-1,2:

This project proposal will result in the disturbance of approximately 36.2-acres of the 1270-acre site for the development of the Homewood Master Resort. This includes the construction of various residential, tourist and commercial buildings totaling approximately 1,161,148 square feet. Parking lots and circulation areas will be constructed with the project.

Grading activities are associated with the installation of the buildings and parking areas, retaining walls, roadway improvements, and underground utilities. To construct the proposed improvements, potentially significant disruption of soils may occur, including excavation/compaction for roadways, building pads and various utilities. The project grading is expected to be approximately 194,700 cubic yards of cut to 51,300 cubic yards of fill. The project proposes soil cuts of up to 27' maximum at 3:1 and fills of up to approximately 20' feet maximum with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan. According to the Geologic Hazards and Preliminary Geotechnical Evaluation by Kleinfelder, dated November 1, 2007, the maximum recommended inclination of both cut and fill slopes is 3:1 for maximum heights of 20'.

Construction of the proposed improvements may significantly disrupt the soils on the project site. The EIR for this project will include an analysis of the potential for unstable earth conditions, soil disruptions, displacements, and compaction of the soil and provide mitigation measures to reduce these potential impacts.

Discussion- Item VI-3:

The project proposes soil cuts and fills of up to approximately 27 feet maximum with retaining walls up to 16 feet in height, as identified on the preliminary grading plan. To construct the improvements proposed, substantial change in topography or ground surface relief features may occur. The proposed project's impacts associated with topography and relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, may lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion- Item VI-4:

There are no identified unique geologic or physical features at this site that may be destroyed, covered or modified.

Discussion- Items VI-5,6:

This resort project proposal will result in the construction of various residential, tourist and commercial buildings totaling approximately 1,161,148 square feet. The disruption of soils on this property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition may also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the shaping of building pads, grading for parking areas, roadways, and trenching for utilities that are responsible for accelerating erosion and degrading water quality. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4: Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.5 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls, Stabilized Construction Entrance, Storm Drain Inlet Protection, Silt Fence, cutoff trenches, revegetation, soil stabilization, and straw/pine needle wattles.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing

of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: above and below ground onsite infiltration basin(s), sand/oil interceptors.

No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

Discussion- Items VI-7,8:

According to the Geologic Hazards and Preliminary Geotechnical Evaluation by Kleinfelder, dated November 1, 2007, this site is located in a region traditionally characterized by moderate seismic activity. A major seismic event on faults in the vicinity may cause moderate shaking at the site. The site is located within Seismic Zone 3 of the California Building Code. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be minimal.

Apparent avalanche run-out chutes were observed on the west side of Lake Louise in the Kleinfelder Report. These features are not located on the subject site, but a potential exists for avalanches to occur on the subject site. Multiple areas of rock outcrop, steep slopes and soil creep were observed on the subject site. A potential for seismically-induced rock fall exists. An abandoned mine (Noonchester) and two mine shafts are located just off-site to the south of Quail Lake.

The EIR for this project will include an analysis of the impacts associated with exposure of people or property to geologic and geomorphological hazards, as well as geological units/soils that are unstable and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item VI-9:

According to the Geologic Hazards and Preliminary Geotechnical Evaluation by Kleinfelder, dated November 1, 2007, it appears that expansive soils are not present at this location.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)	X			
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)	X			
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)		X		
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X

6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)	X			
8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Items VII-1,2:

The project is proposing a new gondola and maintenance facility, these facilities include backup generators and above ground storage tanks for diesel fuel. There is the potential for spillage from handling hazardous waste such as diesel fuel, which creates a significant hazard to the public or the environment. Additionally, routine and repair maintenance of the ski lifts, gondola, snowmaking equipment and vehicle maintenance in the maintenance facility can create a significant hazard to the public through upset and accident conditions involving the release of hazardous materials into the environment. The project will include an outdoor swimming facility at the mid-mountain lodge facility which will use chemicals in their day to day operation. There is a potential for spillage of the chemicals and a possibility of a chemical release to the environment. The EIR prepared for the project will evaluate these potential impacts.

Discussion- Item VII-3:

Based upon the preliminary project analysis, the project may results in substantial air toxic emissions such as diesel engine exhausts. However, this impact may be reduced to less than significant level after implementation of the following mitigation measures.

Discussion- Items VII-4,9:

A Phase I Environmental Site Assessment (ESA) was prepared for the site which determined that the project site does not have any agricultural or past mining uses. However, the ESA indicated that the site has a low concentration of methyl tertiary butyl ether (MTBE) in monitoring well #4 which is located in the north parking lot. MTBE is a gasoline additive that is highly miscible, flammable, volatile and colorless liquid which was used in gasoline to enhance oxygenization and reduce "knocking" noise in automobiles. This site once had an underground storage tank (UST) which leaked fuel into the groundwater and surrounding soils. The UST site was officially closed with groundwater monitoring required by the Lahontan Regional Water Quality Control Board (LWRQCB) in 2004. Groundwater monitoring is necessary for this site as MTBE is a long lasting compound that does not easily breakdown. The low level of MTBE is still a concern for LWRQCB as this agency is tasked with the protection of the waters for the State of California. Typically, it takes between 25 to 50 years for MTBE to degrade naturally to acceptable safety levels. In this case, LWRQCB has noted that there is a downward trend in the MTBE levels. As the monitoring of MTBE is routine and under the review of LWRQCB, this impact is less than significant with no mitigation measures required.

Discussion- Items VII-5,6:

The project is not located in proximity to an airstrip or airport. The closest airport to the project site will be the Truckee Airport, approximately 16 miles northeast of the project site.

Discussion- Item VII-7:

The project is located in a heavily wooded area that contains the potential for wild fire danger. The applicant has begun a fuel load reduction program at the site to address this immediate concern. Additionally, the project description provides mention of utilizing the snow making operations at the site to assist in combating a wildfire. Regardless, the EIR prepared for the project will provide a more detailed discussion of the applicant's proposal for their fuel load reduction plan and other methods for addressing the potential for a catastrophic wild fire.

Discussion- Item VII-8:

The project proposes to build several large residential and commercial buildings and is likely to have a stormwater detention system. Stormwater detention systems have the potential to allow for the breeding of mosquitoes and this is a potentially significant impact. The potential to allow for the breeding of mosquitoes will be mitigated to less than significant level by implementing the following mitigation measure.

Mitigation Measures- Item VII-8:

MM VII.1 In order to discourage the breeding of mosquitoes which have the potential to cause disease to humans and other hosts, the project proponent shall abide by the Placer Mosquito Abatement District (PMAD) construction guidelines for stormwater detention systems. PMAD shall review the improvement plans.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)	X			
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)	X			
6. Otherwise substantially degrade surface water quality?(ESD)	X			
7. Otherwise substantially degrade ground water quality? (EHS)	X			
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)	X			
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)	X			
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)	X			
11. Alter the direction or rate of flow of groundwater? (EHS)	X			
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)	X			

Discussion- Item VIII-1:

The project is not likely to violate any potable water quality standards as it will be utilizing potable water from both Madden Creek Water Company and the Tahoe City Public Utility District. In the preceeding Section Hazards & Hazardous Materials, Item VII, the discussion mentioned the low-level MTBE (methyl tertiary butyl ether) which has occurred in one of the existing monitoring wells. Because the levels are low and the well is under standard monitoring by the Lahontan Regional Water Quality Control Board, this is not considered to be a significant hazard. No mitigation measures are required.

Discussion- Items VIII-2,11:

The project as proposed will increase the amount of impervious surfaces on the property which is currently undeveloped and this may interfere with groundwater recharge. Additionally, the resort maintains several wells which are used for snowmaking and other water supply purposes. The EIR for the project will discuss these issues and the potential for altering of the direction or rate of flow of groundwater, and the project's potential for depleting groundwater supplies.

Discussion- Item VIII-3:

A preliminary drainage report was prepared by Nichols Consulting Engineers, dated November 2007. Currently, the 1270-acre site generally drains to the east towards Lake Tahoe. According to the Stream Channel and Baseline Surface Water Assessment by Kleinfelder, dated November 12, 2007, there are three major watersheds within the project area. They are Madden Creek, Ellis Creek, and Quail Lake Creek. The project does propose minor changes to the drainage pattern of the site. Impacts associated with alterations to the drainage patterns of the site will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-3:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.2 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

Discussion- Item VIII-4:

This project will create new impervious surfaces on portions of the property that are currently undeveloped and thus will likely increase the rate and amount of surface runoff from the site. The preliminary drainage reports prepared by Nichols Consulting Engineers, dated November 2007 shows that, with mitigation measures, the post project flows do not increase. All proposed on-site infiltration basins will be designed to accommodate the Lahontan 20-year volume or the Placer County 100-year mitigation volume, whichever is greater. Impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VIII.1

Discussion- Items VIII-5,6:

The proposed project involves 36.2-acres of earth disturbance. The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, as the intensity of land use by man increases, the constituent concentrations typically increase to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) suspended solids, nutrients, sediments, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, VOC's, pathogens, etc. The proposed project has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. Erosion potential and water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In this case, it is primarily the grading associated with the site improvements, utilities, driveways and structure pads that may contribute to erosion and water quality degradation. The EIR for this project will include an analysis of the potential impacts associated with water quality and provide mitigation measures to address any impacts of the proposed project.

Discussion- Items VIII-7:

The project will be required to utilize stormwater best management practices (BMP) to prevent erosion, ease stormwater runoff and downstream drainage impacts. The increase in impervious surfaces has the potential to

degrade water quality by introducing oils, greases, and sediments into the stormwater runoff. The EIR should discuss and demonstrate that specific types of BMP's will provide adequate mitigation for the project's impacts to water quality both during and after construction. The EIR for this project will include an analysis of the hydrology/hydrologic and water quality impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Items VIII-8,9,10:

Portions of the project site are within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA) on panel 06061C0225F, June 8, 2007. Improvements are proposed within this 100-year flood hazard area and flood flows could be impeded or redirected. The site map shows buildings located within the flood hazard area and therefore there are potentially significant impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result of a levee or dam. The EIR for this project will include an analysis of the flood hazard impacts and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item VIII-12:

According to the Stream Channel and Baseline Surface Water Assessment by Kleinfelder, dated November 12, 2007, there are three major watersheds within the project area: Madden Creek, Ellis Creek, and Quail Lake Creek. All these watersheds drain to Lake Tahoe, an important surface water resource. The EIR for this project will include an analysis of the potential impacts to this important surface water resource and provide mitigation measures to address any impacts of the proposed project.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)	X			
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)	X			
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)	X			
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,6,8:

The proposed project is a revitalization of an existing ski resort area. There is a residential component of this project, but the ski resort area itself is not expanding in area such that it would divide an established community or its physical arrangement. There will be improvements made to update the components of the resort, similar to what many surrounding resorts have been doing in recent years.

Discussion- Items IX-2,4,5:

The proposed project will result in a change to the project site and the area where it is located. The potential impacts of this change will be further identified and discussed in the EIR that will be prepared for this project. Additionally, the deviations from the planning requirements of TRPA and Placer County (current zoning does not allow for multi-family uses) will be addressed throughout the Community Enhancement Program (CEP) that this project has applied to be part of.

Discussion- Item IX-3:

The proposed project could have an impact upon wetland areas that may be present on the site. The applicant will be required to have a wetlands delineation completed for the site and the impacts of the project (if any) will be evaluated in the discussion in the EIR prepared for the project.

Discussion- Item IX-7:

The Westshore Area General Plan does contemplate future commercial development associated with alpine skiing. Tourist Accommodation Uses, Single Family Residential, Employee Housing, and Alpine Ski Facilities are also considered uses allowed with the approval of a Minor Use Permit. The project will result in an impact to the present land use of the area in that the project description anticipates creating a bed base for this resort that will result in longer stays and more usage during the week and off season periods. The EIR to be prepared for the project will address these issues.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

There are no known mineral resources of state significance present at this site.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)	X			
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)	X			
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
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Discussion- Items XI-1,2,3:

The project will result in the approval of land use designations which will allow for the expansion of the existing ski resort, infrastructure to accommodate these features including a mid-mountain lodge, various commercial uses, facilities and upgrades, snowmaking, utilities, maintenance/access roadways, parking structure, etc. This project also includes a variety of new residential units as well as providing a permanent location for the Lake Tahoe Music Festival. Accordingly, the project has the potential to expose people to noise levels in excess of standards published in the Westshore Area General Plan Noise Element and the Placer County General Plan. The project has the potential to create a substantial permanent and temporary increase in ambient noise levels in the project vicinity. The Environmental Impact Report for this project should include an analysis of the noise impacts of the project to nearby sensitive receptors, any acoustical analysis should include the requirements of the Westshore Area General Plan Noise Element and provide mitigations to address any impacts of the proposed project.

Discussion- Items XI-4,5:

The project is not located in proximity to an airstrip or airport. The closest airport to the project site would be the Truckee Airport, approximately 25 miles north. Accordingly, there will be no noise impact generated by an airport or airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)	X			
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:

The proposed project will create job opportunities and new residences. The current project proposal does not identify the number of new employees that this project will generate. Accordingly, this will be addressed in the EIR that is to be prepared for this project.

Discussion- Item XII-2:

The project seeks to introduce new housing and will not result in the removal of existing housing units.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which may cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)	X			
2. Sheriff protection? (EHS, ESD, PLN)	X			

3. Schools? (EHS, ESD, PLN)	X			
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)	X			
5. Other governmental services? (EHS, ESD, PLN)	X			

Discussion- All Items:

The probable environmental effects of the various project elements will include an increase in the demand for fire/emergency medical and law enforcement services with the construction of additional development. There will be an increase in student enrollment and an increased burden on public facilities with the construction of additional development. The EIR for this project will include an analysis of the public service impacts and provide mitigation measures to address any impacts of the proposed project.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)	X			
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)	X			

Discussion- All Items:

The project itself will create new and expanded recreation activities for the area. However, the project submittal does not provide discussion as to how the project will impact other surrounding public and private recreation areas. The EIR prepared for the project will address these issues.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)	X			
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)	X			
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
4. Inadequate emergency access or access to nearby uses? (ESD)	X			
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)	X			

6. Hazards or barriers for pedestrians or bicyclists? (ESD)	X			
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)	X			
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)	X			

Discussion- All Items:

Development of this project will increase traffic volumes on area roadways, contributing towards a cumulative impact on the transportation system. The proposed project creates site-specific impacts on local transportation systems that are potentially significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing LOS. Additionally, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. The probable environmental effects of the various project elements include traffic and circulation patterns that might be temporarily affected during construction, an increase in potential hazards because of design or incompatible uses, and potential inadequate emergency access or access to nearby uses. Traffic volumes on study roadways will increase and potentially create impacts to congestion. There may be a potential for inadequate parking capacity/supply. Increased demands on roadway facilities covered by the Countywide Traffic Fee Program will occur. There is a potential to increase transit delay associated with existing and/or proposed transit services provided internal and external to the project as well as conflicts with policies supporting alternative transportation. There may be potential conflicts with pedestrian and bicycle uses, change in air traffic patterns, exceedance of established level of service standards. The EIR for this project will include an analysis of the transportation and circulation impacts and provide mitigation measures to address any impacts of the proposed project.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)	X			
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)	X			
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)	X			
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)	X			
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)	X			
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)	X			

Discussion- Items XVI-1,2,4,6:

The existing facilities at this site produce approximately 45,000 gpd (gross peak day) wastewater flows. This project will add 25,400 gpd of wastewater flow to the wastewater conveyance and treatment systems. This parcel is currently served by TCPUD-TTSA and proposes upgrades to the existing service connection.

An analysis of both the sewer conveyance and treatment plant capacities must be completed due to the proposed increase in density. The probable environmental effects of the various project elements include the need for new wastewater conveyance and stormwater drainage facilities and potential upgrades to the wastewater treatment plant and any existing stormwater drainage facilities.

This project will also result in the construction of new water and wastewater collection and delivery facilities. The EIR for this project will include an analysis of the water, wastewater and storm water utility system impacts and of the construction of the mid-mountain lodge facility in terms of sewer and water collection and delivery systems. and provide mitigation measures to address any impacts of the proposed project.

Discussion- Item XVI-3:

The project will not require or result in the construction of new on-site sewage disposal systems. The Tahoe Regional Planning Agency does not allow the construction of new on-site sewage disposal systems within the Tahoe basin.

Discussion- Item XVI-5:

The EIR will discuss the source of water, the quantity of water available and the potential water sources to be utilized for all aspects of the project, including snowmaking. The EIR will address the Tahoe City Public Utility District (TCPUD) and Madden Creek Water Company's ability to serve this project for potable water service.

Discussion- Item XVI-6:

The EIR will discuss TCPUD's ability and willingness to provide sewer service for this project. The EIR will also discuss the ability and willingness of the Truckee Tahoe Sanitary Agency and Truckee Sanitary District's ability to serve the proposed project at full buildout.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Tahoe Truckee Sierra Disposal (TTSD) and processed at the Eastern Regional Materials Facility (MRF). The MRF is owned by Placer County and operated by TTSD under contract with the County. At the MRF, recyclables are recovered and the residual waste is disposed at Lockwood Landfill in Nevada.

The EIR will provide an estimate of the amount of solid waste generated during construction and after project completion for each sector (residential, commercial, industrial, and institutional). The analysis will also calculate the percent increase in waste received over current conditions and determine if the increase in waste will significantly affect the processing capabilities of the MRF or exceed its permit limits.

If the waste generated by the project creates a potentially significant impact, mitigation measures will be required as part of the EIR (e.g. construction waste recycling and on-site recycling programs).

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?	X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X	

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

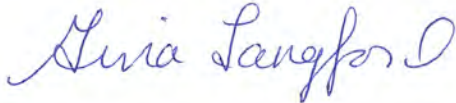
<input checked="" type="checkbox"/> California Department of Fish and Game	<input checked="" type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input checked="" type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, Subsequent, or Master EIR).

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Steve Buelna, Chairperson
 Engineering and Surveying Department, Sarah K. Gillmore
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Yu-Shuo Chang
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi



Signature _____ Date February 15, 2008
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input checked="" type="checkbox"/> Tree Ordinance
Trustee Agency Documents	<input type="checkbox"/> _____
	<input type="checkbox"/> Department of Toxic Substances Control
	<input type="checkbox"/> _____

Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Map
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

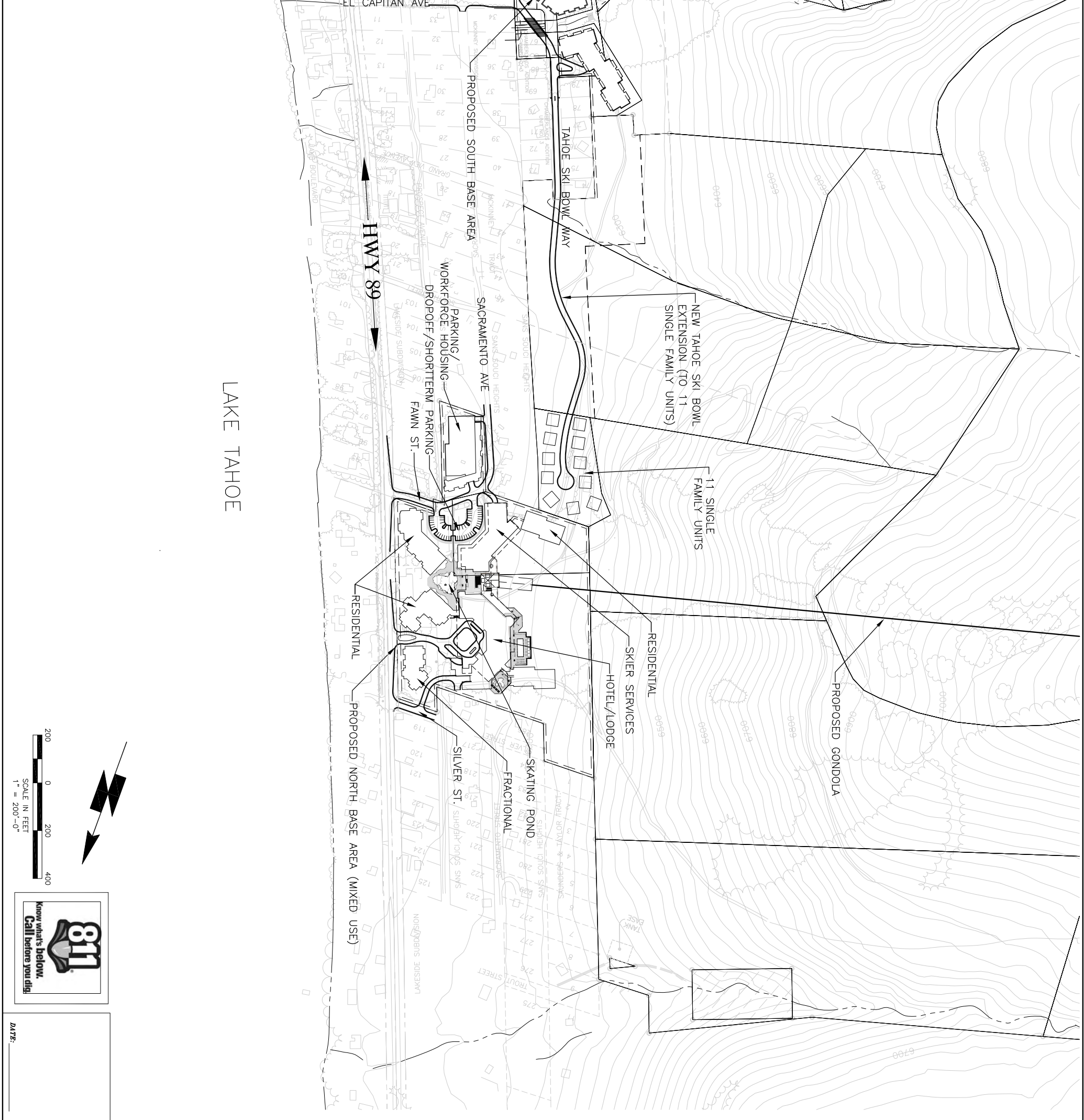
ATTACHMENT B PROPOSED MASTER PLAN MAPPING

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SHEET 1 OF 3	EXISTING SITE PLAN	HOMEWOOD VILLAGE RESORTS, LLC	 <div>Nichols Consulting Engineers, Chtd. Engineering & Environmental Services 1885 S. Arlington Ave., Suite #111 Reno, NV 89509 Ph: (775) 329-4955 Fx: (775) 329-5098</div>	DESIGNED: CKC	REVISIONS				
		HOMEWOOD VILLAGE RESORTS, LLC		DRAWN: CKC	No.	Date		CHKD	APPD
		P.O. BOX 3938		CHECKED:					
		TRUCKEE, CALIFORNIA 96160		JOB No: A514.02.14					
				SCALE: AS NOTED					
	DATE: 08-21-08								

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2 OF 3

SHEET

OVERALL SITE PLAN

HOMEWOOD VILLAGE RESORTS, LLC

HOMEWOOD VILLAGE RESORTS, LLC
P.O. BOX 3938
TRUCKEE, CALIFORNIA 96160



Nichols Consulting Engineers, Chtd.

Engineering & Environmental Services

1885 S. Arlington Ave., Suite #111

Reno, NV 89509

Ph: (775) 329-4955

Fx: (775) 329-5098

DESIGNED: CKC

DRAWN: CKC

CHECKED:

JOB No: A514.02.14

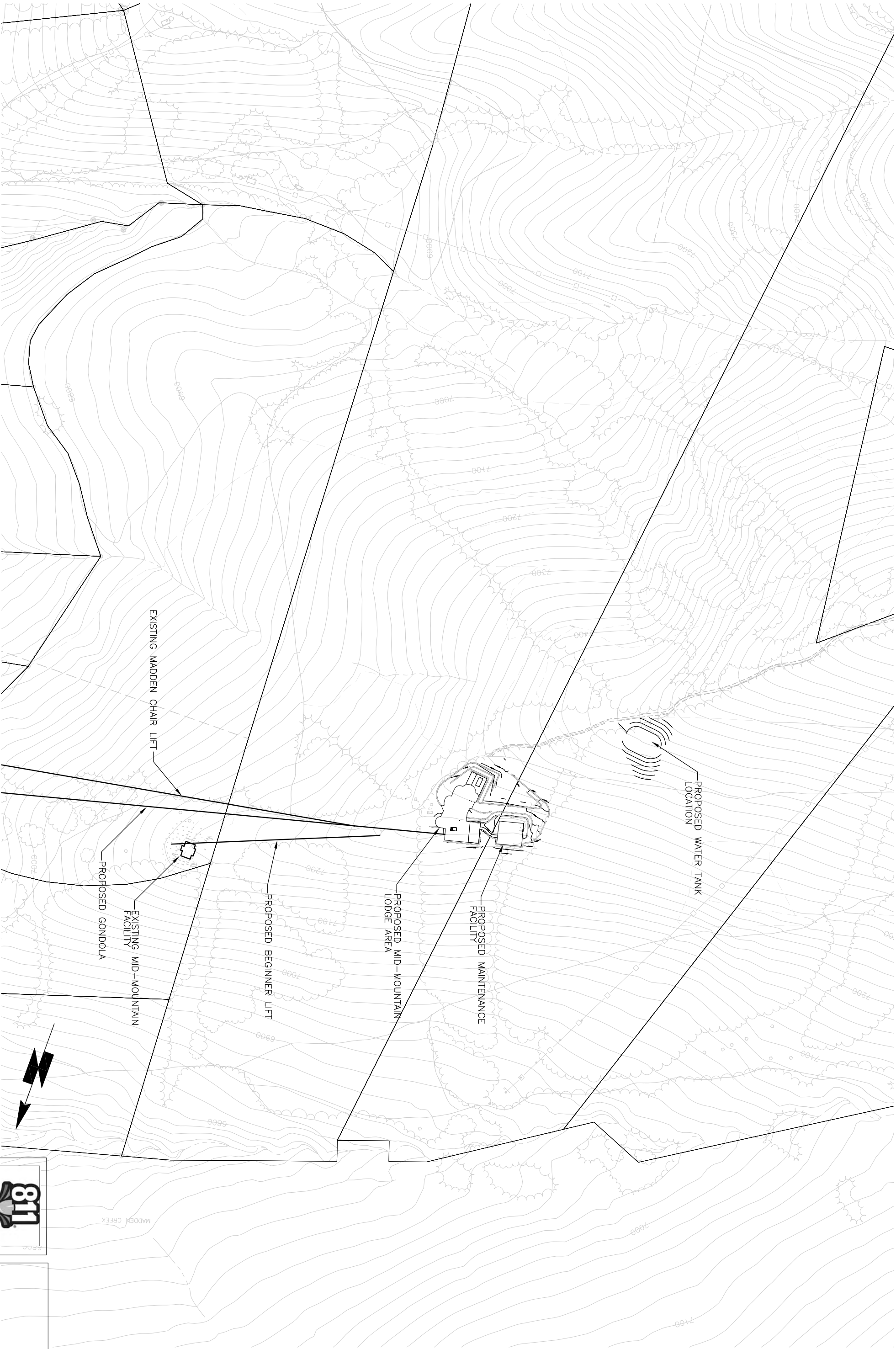
SCALE: AS NOTED

DATE:

REVISIONS

No.	Date		CHKD	APPD

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DATE: _____

MID-MOUNTAIN SITE PLAN

HOMEWOOD VILLAGE RESORTS, LLC

HOMEWOOD VILLAGE RESORTS, LLC
P.O. BOX 3938
TRUCKEE, CALIFORNIA 96160



Nichols Consulting Engineers, Chtd.
Engineering & Environmental Services
1885 S. Arlington Ave., Suite #111
Reno, NV 89509
Ph: (775) 329-4955
Fx: (775) 329-5098

DESIGNED: CKC
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